Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode: 404/74 Queens Road, Melbourne VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $* 475,000.00 ~~or range between $* & $~~

Median sale price

Median price $ 570,000.00 Property type Unit Suburb Melbourne

Period - From 2020 Q2 to 2021 Q1 Source REIV

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 1408/470 St Kilda Rd, Melbourne	$ 500,000.00	17/05/2021
2 114/74 Queens Rd, Melbourne	$ 515,000.00	13/04/2021
3 708/470 St Kilda Rd, Melbourne	$ 490,000.00	01/03/2021

~~**OR**~~

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 15/07/2021